

This brochure is designed to inform you whether a property is in compliance with the Indianapolis/Marion County Revised Code.

DID YOU KNOW?

- 1. Revised Code.** You can view the entire Indianapolis/Marion County Revised Code online at www.municode.com.
- 2. Property Owner/Tenant.** The property owner, tenant, or both may be held responsible when enforcement action is required.
- 3. Citations.** Civil zoning citations in the amount of \$50.00 are issued for continued non-compliance with one of the listed zoning violations.
- 4. Repeat Violations.** Citations can be given for repeat violations, even if the initial violation has been removed (i.e. a different inoperable vehicle than first investigation).
- 5. Permits.** Sign and Improvement Location Permits are issued at the Department of Code Enforcement.

Department of Code Enforcement

Driving public safety and improving quality of life in the City of Indianapolis / Marion County through the strategic application of civil code regulation, and the efficient and effective administration of:

- PERMITS
- LICENSES
- INSPECTIONS

For a complete list of services and resources, visit us online, in person or give us a call!

LOBBY HOURS:

Mon, Tue, & Thu: 8:00 a.m. — 5:00 p.m.

Wed: 12:00 p.m. — 5:00 p.m.

Fri: 9:00 a.m. — 5:00 p.m.

Sat, Sun & Holidays: Closed

Questions regarding case history, permits, reports and enforcement? Visit the Citizen Access Portal Indy.gov/dce/research.



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Follow Us On Twitter [@IndyDCE](https://twitter.com/IndyDCE)

To report an ordinance violation or neighborhood concern:

By Phone: **(317) 327-4MAC (4622)**

Go Online: Indy.gov/RequestIndy

Mobile App: [RequestIndy](https://itunes.apple.com/us/app/requestindy/id1011111111) (iPhone/Android)



CIVIL ZONING VIOLATIONS

Signs • Junk/Trash
Inoperable Vehicles
Commercial Vehicles
Sale of Goods • Land Use
Development Standards
Variances



DCE
DEPARTMENT OF CODE ENFORCEMENT

1200 S Madison Ave., Suite 100 Indianapolis, IN 46225
Phone: (317) 327-8700 • Fax: (317) 327-8696
www.Indy.gov/dce

WHAT ARE CIVIL ZONING VIOLATIONS?

Sec. 730-505. Civil Zoning Violations.

(a) It shall be unlawful for any person who is the owner or contract vendee of, or who has a possessory interest in, real property located in Marion County to cause, suffer or allow any of the following civil zoning violations to occur on such property:

1. **Signs.** The location, erection, or maintenance of any sign not specifically permitted by Chapter 734 of this code (ie. signs in the public right-of-way or located on utility poles or trees).
2. **Improvement Location Permit (ILP).** The failure to obtain an ILP when one is required by the terms and provisions of Article III of this chapter.
3. **Junk/Trash/Debris.** The outdoor storage of junk, trash, or debris in any zoning district, the provisions of which do not specifically permit such a use.
4. **Inoperable Vehicles.** The outdoor storage of inoperable motor vehicles (including vehicle without a valid license plate) or vehicle parts in any zoning district, the provisions of which do not specifically permit such a use.



5. **Commercial Vehicles.** The parking or storage in any zoning district, the provisions of which do not specifically permit such a use, of any vehicle designed (a) for use in pulling, towing, hauling, transporting, or (b) as a temporary or permanent base, platform or support for equipment, machinery, materials or other goods.

This provision shall include but not be limited to school buses, buses used for public transportation, stake body trucks, dump trucks, trucks or tractors having dual rear wheels or more than two (2) axles, semi-trailer tractors, semi-trailers and trailers having dual rear wheels or more than one (1) axle or having an overall length of more than twelve (12) feet. However, this provision does not apply to motor vehicles which do not exceed the three-quarter ton load classification in size and which are the sole vehicular transportation for a resident of the property upon which the commercial motor vehicle is parked or stored.

6. **Merchandise/Goods for Sale.** The outdoor storage or display of merchandise or goods in any zoning district, the provisions of which do not specifically permit such a use or in violation of zoning district development standards regulating such use (i.e. vehicles displayed for sale).
7. **Non-permitted Land Uses.** The conduct of any activity in a dwelling zoning district, not specifically enumerated as a permitted primary or accessory use in that zoning district, and which activity has not been legally established by a currently valid variance, special exception, or other approval grant.
8. **District Development Standards.** Failure to comply with zoning district development standards, including but not limited to landscaping, paving or striping of parking areas, minimum parking space requirements, dumpster enclosure, fencing or screening requirements.
9. **Variance/Exceptions/Grants.** The failure to comply with the terms, provisions, conditions or commitments of a variance grant, special exception, rezoning ordinance, or other approval grant.

- (b) Each day a civil zoning violation remains uncorrected constitutes a second or subsequent violation. It shall be a defense to an action to enforce a civil zoning violation that the use or activity alleged to be a civil zoning violation is a legally established nonconforming use.



ENFORCEMENT OF ZONING VIOLATIONS

Sec. 730-506. Enforcement of Violations.

- (a) The first civil zoning violation in a twelve-month period shall be subject to admission of violation and payment of the designated civil penalty through the ordinance violations bureau in accordance with Chapter 103 of this Code.
- (b) In addition to the procedures listed in Chapter 103 of this Code, a person who has been cited for a violation of this section may elect to file a land use petition. The filing of a land use petition, or subsequent issuance of a variance, special exception, rezoning, or other approval of the land use petition, shall not constitute a defense of any civil zoning violation which occurs prior to the issuance of the variance, special exception, rezoning or other approval.
- (c) All second and subsequent violations in a twelve-month period are subject to the enforcement procedures and penalties provided in section 103-3 of this Code.